

086.0

0003

0002.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
879,000 / 879,000
879,000 / 879,000
879,000 / 879,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
124 -126		CRESCENT HILL AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: PILCHER ZACHARY T/TRUSTEE	
Owner 2: PILCHER FAMILY IRREVOCABLE TR	
Owner 3:	

Street 1: 126 CRESCENT HILL AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: PILCHER S COLIN-ETAL -

Owner 2: PILCHER ELIZABETH -

Street 1: 126 CRESCENT HILL AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .109 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Wood Shingle Exterior and 2466 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 13 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4740		Sq. Ft.	Site		0	70.	1.19	6									393,541						393,500	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
104							4740.000		480,400		5,100		393,500		879,000						54461	
																					GIS Ref	
																					GIS Ref	
																					Insp Date	
																					08/30/18	



USER DEFINED

Prior Id # 1:	54461
Prior Id # 2:	
Prior Id # 3:	
Date:	
Time:	
12/30/21	04:52:34
Print:	
Date:	
Time:	
09/11/18	12:25:00
Last Rev:	
Date:	
Time:	
1/3/2019	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	480,400	5100	4,740.	393,500	879,000		Year end	12/23/2021
2021	104	FV	459,300	5100	4,740.	393,500	857,900		Year End Roll	12/10/2020
2020	104	FV	459,300	5100	4,740.	393,500	857,900		857,900 Year End Roll	12/18/2019
2019	104	FV	359,000	5100	4,740.	387,900	752,000		752,000 Year End Roll	1/3/2019
2018	104	FV	359,000	5100	4,740.	298,000	662,100		662,100 Year End Roll	12/20/2017
2017	104	FV	337,600	5100	4,740.	281,100	623,800		623,800 Year End Roll	1/3/2017
2016	104	FV	337,600	5100	4,740.	258,600	601,300		601,300 Year End	1/4/2016
2015	104	FV	298,000	5100	4,740.	241,700	544,800		544,800 Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PILCHER S COLIN	60900-573		1/4/2013	Convenience	99	No	No		
	16349-54		8/1/1985		199,900	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/17/2014	1717	Redo Bat	1,800					Remove and replace
12/9/2014	1673	Redo Kit	6,100					Remove and replace
10/17/2014	1384	Re-Roof	14,000					Strip and shingle
10/18/2013	1552	Redo Bat	11,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/30/2018	Meas/Inspect	BS	Barbara S
5/14/2014	External Ins	PC	PHIL C
1/29/2014	Info Fm Prmt	EMK	Ellen K
3/11/2009			
11/25/2008	Meas/Inspect	336	PATRIOT
3/30/2000	Inspected	276	PATRIOT
1/24/2000	Mailer Sent		
1/24/2000	Measured	263	PATRIOT
5/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

